

Skyline Towns

Planned Area Development, Site Plan & Design Review

Project Narrative

Submitted by:

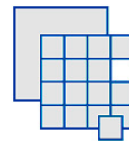
Pew & Lake, PLC

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Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

On behalf of:

Bela Flor Communities

480-553-7236

Hudd Hassell

hudd@belafior.com



Bela Flor
WELCOME HOME

Development Team:

EPS Group, INC.

480-503-2250

Brian Nicholls

Brian.nicholls@epsgroupinc.com



July 17, 2025

Introduction

Pew & Lake, PLC, on behalf of our client, Bela Flor Communities, is pleased to present this project narrative and related exhibits in support of a rezoning/PAD and Site Plan/Design Review request. The subject site is located at the northwest corner of Junction Street and Winchester Road. The property is outlined in red on **Image 1** below and can be identified as Pinal County Assessor Parcel Numbers 101-19-0220, 101-19-023B & 101-19-023C.

Image 1 – Site Aerial



Current Site Conditions

The subject site is currently vacant with unremarkable topography. The table below outlines the surrounding properties.

Direction	Zoning	Exiting Use
Site	B-3 & RS-GR	Vacant
North	B-3 & RM-2	Vacant / Multi-Family Residential
South	B-3 & RM-2	Commercial (Fry's shopping center)
East	RM-2	Vacant
West	B-3	Vacant

Description

The proposed development is a high-quality Townhome rental community offering two and three-bedroom units. The community offers five (5) three-plex buildings and seventeen (17) five-plex buildings with 100 units in total. The Townhomes are two stories with a building height of 26'6". The club house is located at the entrance of the community and is surrounded by amenities such as a pool & spa, pickleball courts, ramada, picnic tables & BBQ grills, and a Tot Lot with a shade structure. The gated entry is located west of Winchester Road and north of Junction Street. **Image 2 & 3** on the next page illustrates a typical building within the community.

Image 2 – Townhome Rendering (3-plex)



Image 3 - Townhome Rendering (5-plex)



Architectural Finishes

The Skyline Townhomes project was inspired by the distinct Monterey Style architecture that is a fusion of Spanish Colonial and New England Colonial. Homes of this type are typically 2 stories with some sections of the upper floor cantilevered and supported by corbels. Divided-lite windows are

common, often with decorative shutters. White stucco, specifically in the Monterey Finish, is characterized by its unique texture, creating a cozy and vintage feel that complements the aesthetic of Spanish-style homes in regions like the American Southwest. Talavera tiles, used as a decorative border around entry door frames, reflect the Spanish Colonial roots of the Monterey Style. The clubhouse will be a sand stucco finish.

Landscaping

As seen on the included Landscape plans, the community is providing lush landscaping throughout and provides a variety of 24" Box trees along the streets and perimeter of the project. The dog park is located in the far northeast corner of the site, which is also well screened with large trees.

Parking

The proposed community will offer ample parking. The chart below outlines the parking provided within the Skyline Towns community.

Location	Number of Spaces
Surface (Guest)	70
Driveway	161
Garage	161
Accessible	8
Total Provided	400 (392 not including ADA)

Right of Way Dedications & Mixed-Use Trail

The proposed development will dedicate twenty-foot (20') x twenty-foot (20') public ROW corner cut-off at the northwest corner of the Winchester Road and Junction Street intersection. There will also be a thirty-three-foot (33') ROW dedication along Winchester Road and a forty-foot (40') ROW dedication along Junction Street.

The multi-use trail is along Junction Street and Winchester Road. The multi-use trail has been designed to include 8' of DG, a sidewalk and a 5' landscape area between the sidewalk and the curb of the streets and will be landscape in accordance with City standards and Staff direction.

Zoning Analysis

The subject site is currently zoned RS-GR and B-3. However, this request includes rezoning the subject site to RM-2 with a Planned Development overlay. The proposed rezoning from B-3 "City Center" and RS-GR "General Rural Low Density Single-Family Detached Residential" to RM-2/PD (High Density Multiple-Family Residential by Planned Development ("PD") (Max Density of 22 units/acre)) is compatible with the surrounding neighborhood.

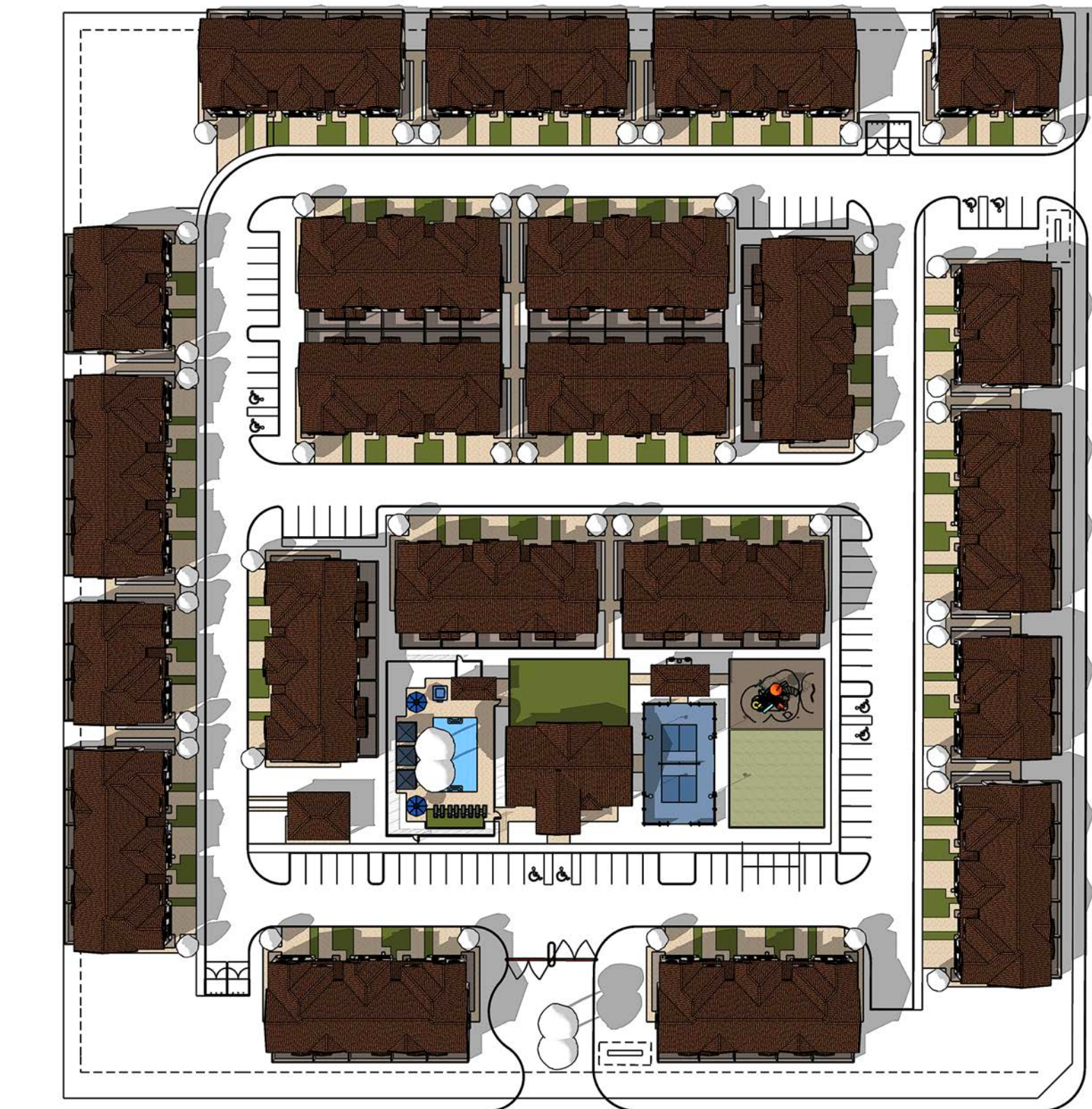
Conformance to the General Plan

The proposed development is designated as Downtown Mixed-Use General Plan. The Townhouse community is in compliance with the Downtown Mixed-Use category; therefore, a General Plan Amendment is not requested.

PAD Deviations

The applicant is requesting minor deviations to allow for greater flexibility with the design and livability of the community.

RM-2 Standard		Proposed
Minimum Lot Area per Dwelling Unit	1,980 sf.	Meets Requirement
Maximum Density	22 du/ac	Meets Requirement
Minimum Development Area	7,000 sf.	Meets Requirement
Minimum Lot Width	60 ft.	Meets Requirement
Minimum Front Setback (main structure)	20 ft.	15 ft.
Minimum Front Setback (accessory structure)	20 ft.	Meets Requirement
Minimum Interior Side Setback (main structure)	10 ft.	10 ft. yard, 5 ft. covered patio
Minimum Street Side Setback (all structures)	10 ft.	Meets Requirement
Minimum Side Setback (accessory structure)	10 ft.	Meets Requirement
Minimum Rear Setback (main structure)	20 ft.	10 ft. yard, 5 ft. covered patio
Minimum Rear Setback (accessory structure)	5 ft.	Meets Requirement
Maximum Lot Coverage	50%	Meets Requirement
Maximum Height for Main Structure	40 ft.	Meets Requirement
Maximum Height for Accessory Structure	15 ft.	Meets Requirement



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Homes of this type are typically 2 stories with some sections of the upper floor cantilevered and supported by corbels. Divided-lite windows are common, often with decorative shutters.

White stucco, specifically in the Monterey Finish, is characterized by its unique texture, creating a cozy and vintage feel that complements the aesthetic of Spanish-style homes in regions like the American Southwest.

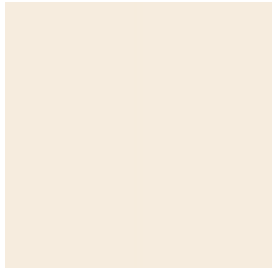
Talavera tiles, used here as a decorative border around entry door frames, reflect the Spanish Colonial roots of the Monterey Style.



Big Idea House LLC



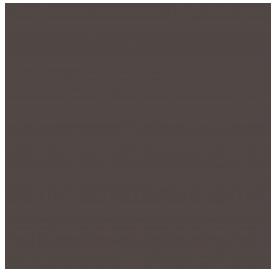
Big Idea House LLC



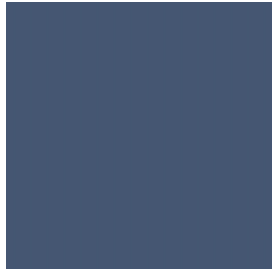
MODERN IVORY DE6197 Dunn Edwards
Stucco Body



STEVEARENO BEIGE DEC766 Dunn Edwards
Stucco Pop-outs



ESPRESSO MACHIATTO DET680 Dunn Edwards
Garage Doors, Wood Fascia



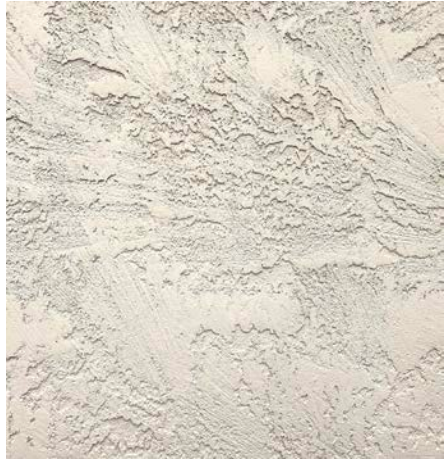
INDI-GO-GO CSP565 Benjamin Moore
Entry Doors and Wood Shutters



IRON ORE SW7069 Sherwin Williams
Iron and Metal Work



PIEDMONT BLEND 3636
Eagle Roofing- Capistrano

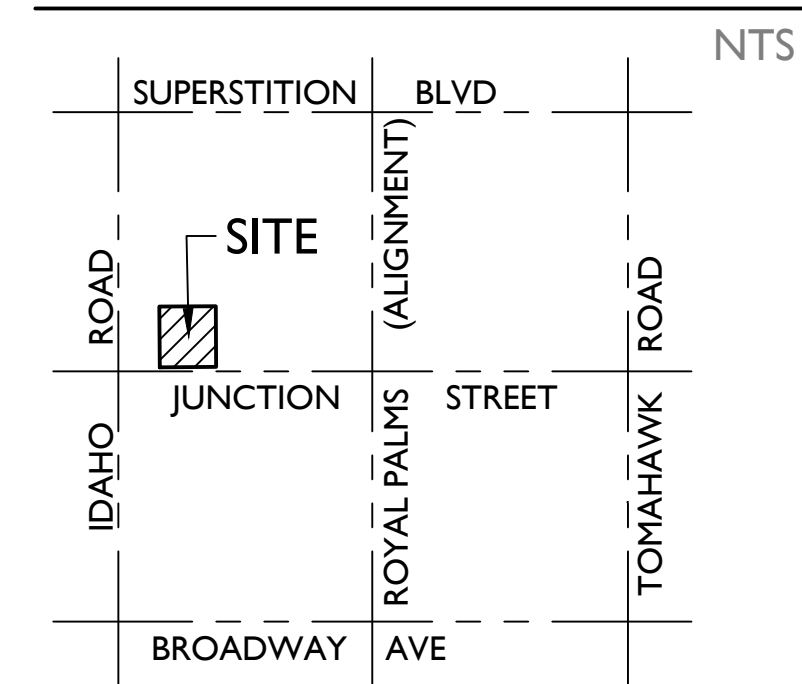


MONTEREY FINISHED STUCCO



Talavera Tile
Patterns may vary

VICINITY MAP



Skyline Towns

Apache Junction, Arizona



Preliminary Landscape Design Package

January 15, 2025

April 03, 2025

DEVELOPER:

BELA FLOR COMMUNITIES

1635 N. Greenfield Road, Suite 115
Mesa, AZ 85205

(480) 553-7236

Contact: Mr. Hudd Hassell

Hudd@belafloor.com

LANDSCAPE ARCHITECT:

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Mesa, AZ 85201

(480) 503-2250

Contact: Aliza Sabin, RLA LEED AP

Aliza.Sabin@epsgroupinc.com

PLANNER:

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Contact: Brennan Maher

Brennan.Maher@epsgroupinc.com

CIVIL ENGINEER:

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Mesa, AZ 85201

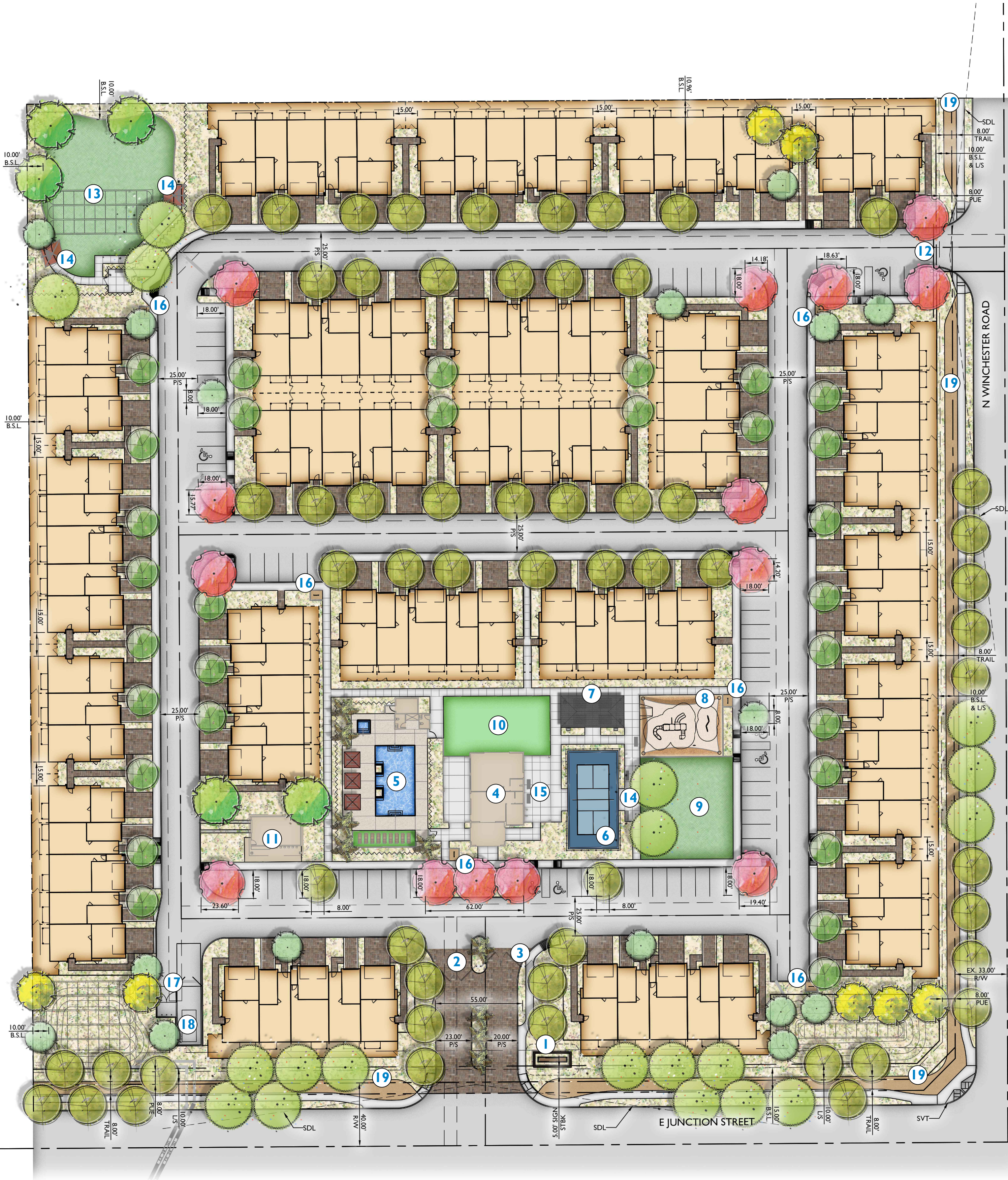
(480) 503-2250

Contact: Brian Nicholls, PE

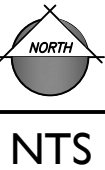
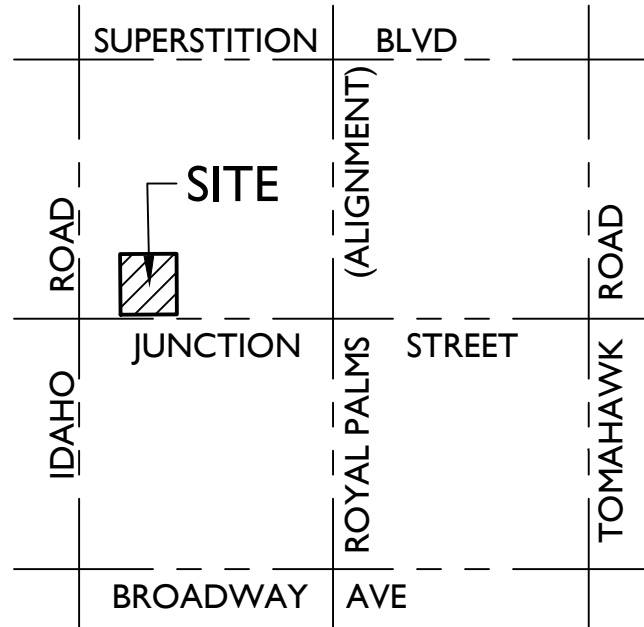
Brian.Nicholls@epsgroupinc.com

Bela Flor
WELCOME HOME





VICINITY MAP

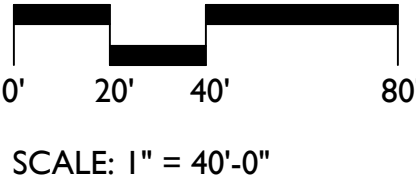
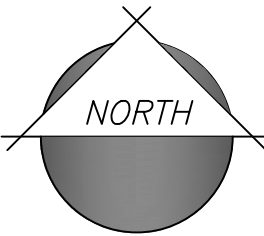


PROJECT DATA

APN:	101-19-0220; 101-19-0238; 101-19-023A (PORTION)			
EXISTING GENERAL PLAN:	DOWNTOWN MIXED USE			
EXISTING ZONING:	RS-GR & B-3			
PROPOSED ZONING:	RM-2/PD			
GROSS ACRES:	± 9.32 ACRES (406,064 SF)			
NET ACRES:	± 8.19 ACRES (356,686 SF)			
UNIT BREAKDOWN	NO. BUILDINGS	UNIT TYPES		
		2BD	3BD	TOTAL
3-PLEX:	5	5	10	15
5-PLEX:	17	34	51	85
TOTAL:	22	39	61	100
DENSITY:	12.21 DU/AC			
LOT COVERAGE:	20.2%			
PARKING CALCULATION REQUIRED				
2+BR (2/UNIT)	200			
GUEST (0.3/UNIT)	30			
ACCESSIBLE	8 (NOT INCLUDED IN SUM)			
TOTAL REQUIRED:	230 SPACES			
PROVIDED				
SURFACE (GUEST)	70			
DRIVEWAY	161			
GARAGE	161			
ACCESSIBLE	8 (NOT INCLUDED IN SUM)			
TOTAL PROVIDED:	392 SPACES			

KEYNOTES

- 1 ENTRY MONUMENT
- 2 VEHICULAR GATE
- 3 PEDESTRIAN GATE
- 4 LEASING OFFICE / CLUBHOUSE
- 5 POOL & SPA
- 6 PICKLEBALL COURT
- 7 RAMADA, PICNIC TABLES & BBQ GRILLS
- 8 TOT LOT & SHADE STRUCTURE
- 9 TURF
- 10 ARTIFICIAL TURF
- 11 MAIL CENTER
- 12 EXIT ONLY GATE
- 13 DOG PARK
- 14 LANDSCAPE BENCH
- 15 SHADE STRUCTURE
- 16 BIKE RACK
- 17 TRASH ENCLOSURE
- 18 TRASH COMPACTOR ENCLOSURE
- 19 MULTI USE TRAIL



PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia salicina	Willow Acacia	24" Box	14
	Fraxinus velutina 'Fan West'	Fan West Ash	24" Box	5
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box	8
	Phoenix dactylifera	Date Palm	16' Matched	9
	Pistacia lentiscus	Mastic Tree	24" Box	34
	Pistacia x 'Red Push'	Red Push Pistache	24" Box	14
	Quercus virginiana	Cathedral Live Oak	24" Box	56
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	13

SHRUBS/ACCENTS

	Agave desmettiana	Smooth Agave	1 Gal
	Agave geminiflora *	Twin Flowered Agave	5 Gal
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal
	Bougainvillea 'La Jolla'	Bougainvillea	5 Gal
	Caesalpinia pulcherrima *	Red Bird of Paradise	5 Gal
	Callistemon x 'Little John'	Dwarf Callistemon	1 Gal
	Dasyliiron wheeleri	Desert Spoon	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe funifera 'Little Giant'	Little Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Pedilanthus macrocarpus *	Lady's Slipper	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal

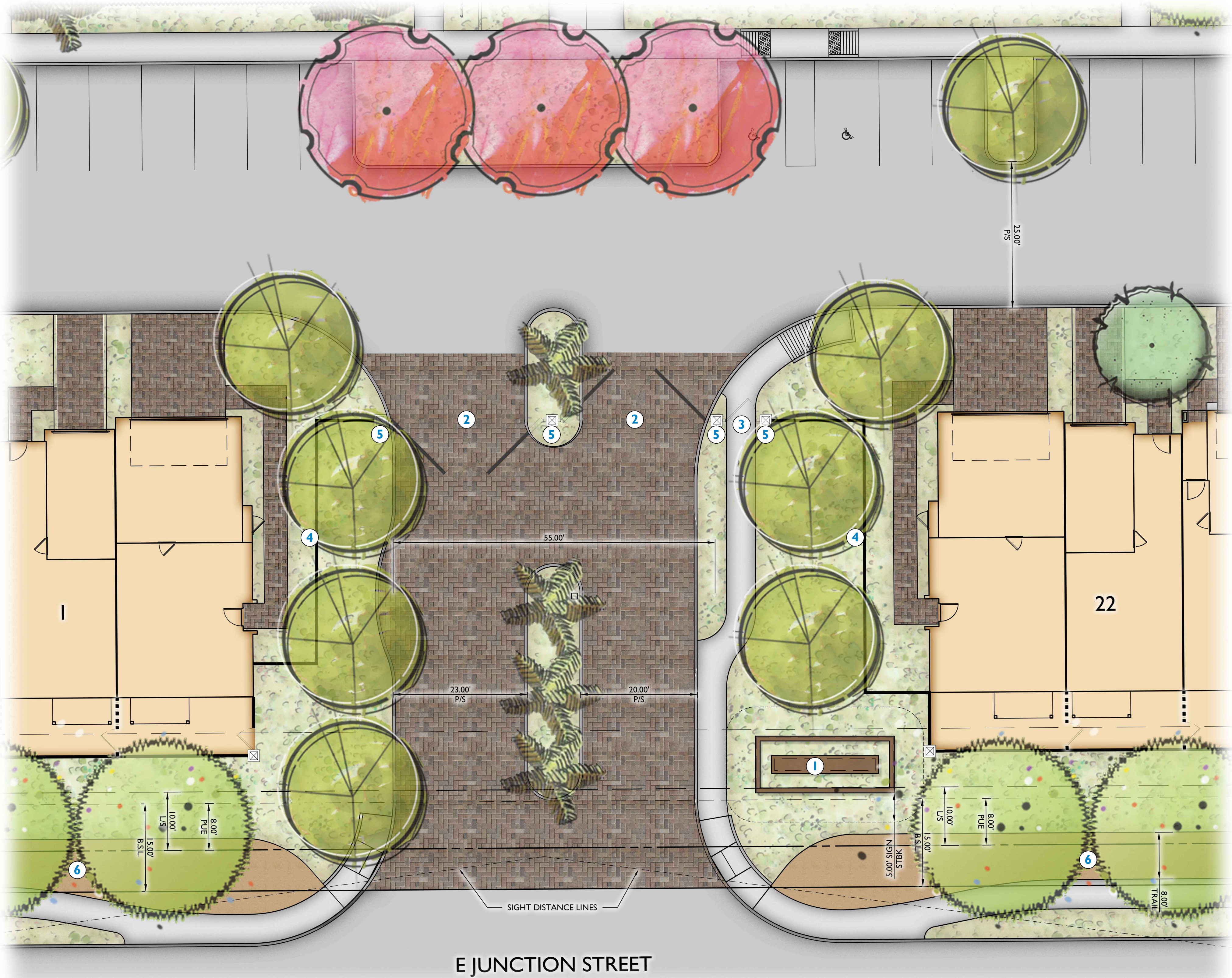
GROUNDCOVERS

	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Eremophila glabra 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal

TURF

	Cynodon dactylon 'Midiron'	Midiron Bermuda	Sod
	1/2" Screened Decomposed Granite	Carmel or Equal, 2" Depth Min. with Vegetative Shrubs and Groundcover	

NOTE:
1. Understory planting will comply with Apache Junction City Code, Article 1-8 for landscape standards and requirements
2. * Shrubs will not be planted near dog park



KEYNOTES

- 1 ENTRY MONUMENT
- 2 VEHICULAR ACCESS GATE
- 3 PEDESTRIAN ACCESS GATE
- 4 THEME WALL
- 5 DECORATIVE COLUMN
- 6 MULTI USE TRAIL

PLANT LEGEND

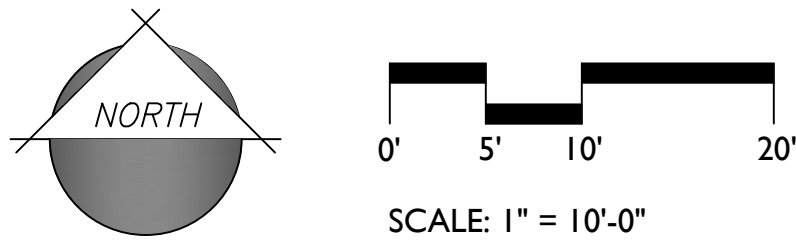
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	Phoenix dactylifera	Date Palm	16' Matched
	Pistacia lentiscus	Mastic Tree	24" Box
	Pistacia x 'Red Push'	Red Push Pistache	24" Box
	Quercus virginiana	Cathedral Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS		COMMON NAME	SIZE
	Agave desmettiana	Smooth Agave	1 Gal
	Agave geminiflora *	Twin Flowered Agave	5 Gal
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal
	Bougainvillea 'La Jolla'	Bougainvillea	5 Gal
	Caesalpinia pulcherrima *	Red Bird of Paradise	5 Gal
	Callistemon x 'Little John'	Dwarf Callistemon	1 Gal
	Dasylirion wheeleri	Desert Spoon	5 Gal
	Euphorbia rigida	Gopher Plant	5 Gal
	Eremophila glabra ssp. Carnosa 'Winter Blaze'	'Winter Blaze' Emu Bush	5 Gal
	Eremophila hygrophana 'Blue Bells'	Blue Bells	5 Gal
	Hesperaloe funifera	Giant Hesperaloe	5 Gal
	Hesperaloe funifera 'Little Giant'	Little Giant Hesperaloe	5 Gal
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly	5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
	Pedilanthus macrocarpus *	Lady's Slipper	5 Gal
	Russelia equisetiformis	Coral Fountain	5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells	5 Gal

GROUNDCOVERS		COMMON NAME	SIZE
	Convolvulus cneorum	Bush Morning Glory	1 Gal
	Eremophila glabra 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
	Lantana montevidensis	Trailing Purple Lantana	1 Gal
	Lantana x 'New Gold'	New Gold Lantana	1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Trailing Rosemary	1 Gal

TURF			
	Cynodon dactylon 'Midiron'	Midiron Bermuda	Sod
	1/2" Screened Decomposed Granite	Carmel or Equal, 2" Depth Min. with Vegetative Shrubs and Groundcover	

NOTE:
1. Understory planting will comply with Apache Junction City Code, Article 1-8 for landscape standards and requirements
2. * Shrubs will not be planted near dog park





PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
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	Phoenix dactylifera	Date Palm	16' Matched
	Pistacia lentiscus	Mastic Tree	24" Box
	Pistacia x 'Red Push'	Red Push Pistache	24" Box
	Quercus virginiana	Cathedral Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

SYMBOL	COMMON NAME	SIZE
	Smooth Agave	1 Gal
	Twin Flowered Agave	5 Gal
	Blue Elf Aloe	5 Gal
	Bougainvillea	5 Gal
	Red Bird of Paradise	5 Gal
	Dwarf Callistemon	1 Gal
	Desert Spoon	5 Gal
	Gopher Plant	5 Gal
	'Winter Blaze' Emu Bush	5 Gal
	Blue Bells	5 Gal
	Giant Hesperaloe	5 Gal
	Little Giant Hesperaloe	5 Gal
	Brakelights Red Yucca	5 Gal
	Dallas Red Lantana	5 Gal
	Rio Bravo Sage	5 Gal
	Thunder Cloud Sage	5 Gal
	'Regal Mist' Muhly	5 Gal
	Purple Muhly	5 Gal
	Dwarf Myrtle	5 Gal
	Lady's Slipper	5 Gal
	Coral Fountain	5 Gal
	Yellow Bells	5 Gal

GROUNDCOVERS

SYMBOL	COMMON NAME	SIZE
	Bush Morning Glory	1 Gal
	'Mingenew Gold' Emu Bush	1 Gal
	Trailing Purple Lantana	1 Gal
	New Gold Lantana	1 Gal
	Trailing Rosemary	1 Gal

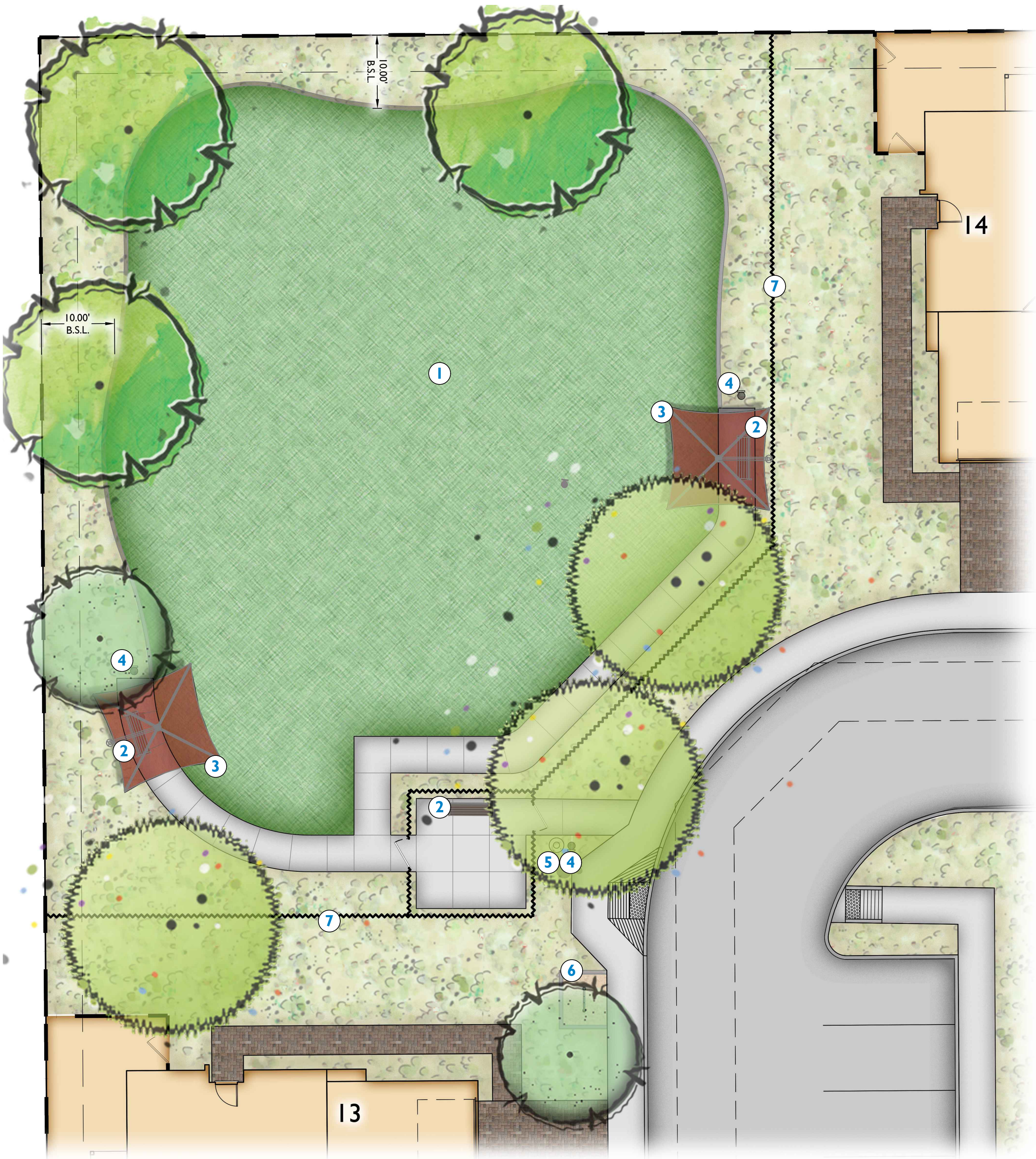
TURF

	Midiron Bermuda	Sod
	1/2" Screened Decomposed Granite Carmel or Equal, 2" Depth Min. with Vegetative Shrubs and Groundcover	

NOTE:
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2. * Shrubs will not be planted near dog park

KEYNOTES

- | | |
|--------------------------------------|---------------------|
| 1 LEASING OFFICE / CLUBHOUSE | 8 LANDSCAPE BENCH |
| 2 POOL & SPA | 9 POOL CABANA |
| 3 PICKLEBALL COURT | 10 TRASH RECEPTACLE |
| 4 RAMADA, PICNIC TABLES & BBQ GRILLS | 11 LOUNGE CHAIRS |
| 5 TOT LOT & SHADE STRUCTURE | 12 POOL EQUIPMENT |
| 6 TURF | 13 BIKE RACK |
| 7 ARTIFICIAL TURF | 14 VIEW FENCE |



KEYNOTES

- 1 ACTIVE TURF
- 2 LANDSCAPE BENCH
- 3 UMBRELLA
- 4 PET WASTE STATION
- 5 TRASH RECEPTACLE
- 6 BIKE RACK
- 7 VIEW FENCE

PLANT LEGEND

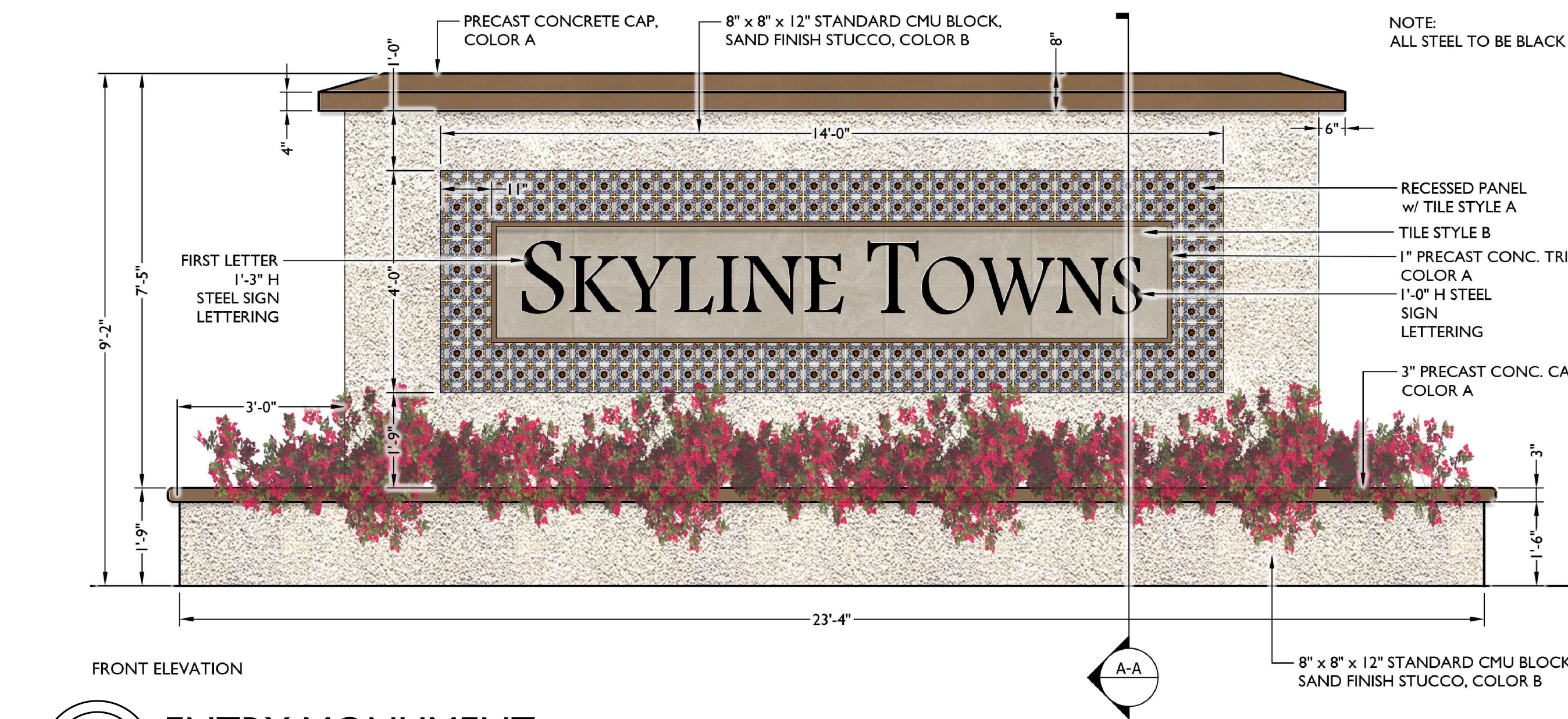
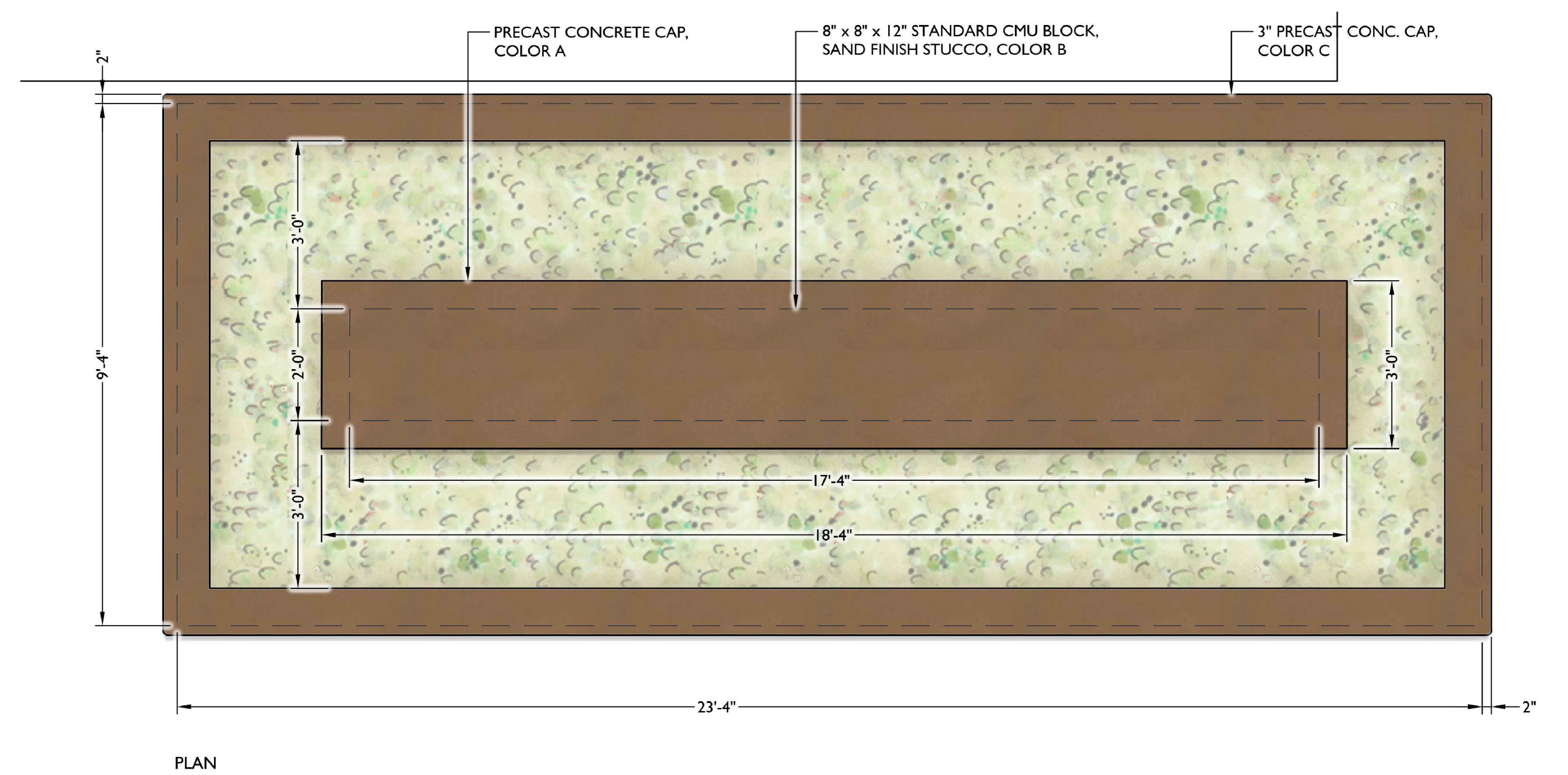
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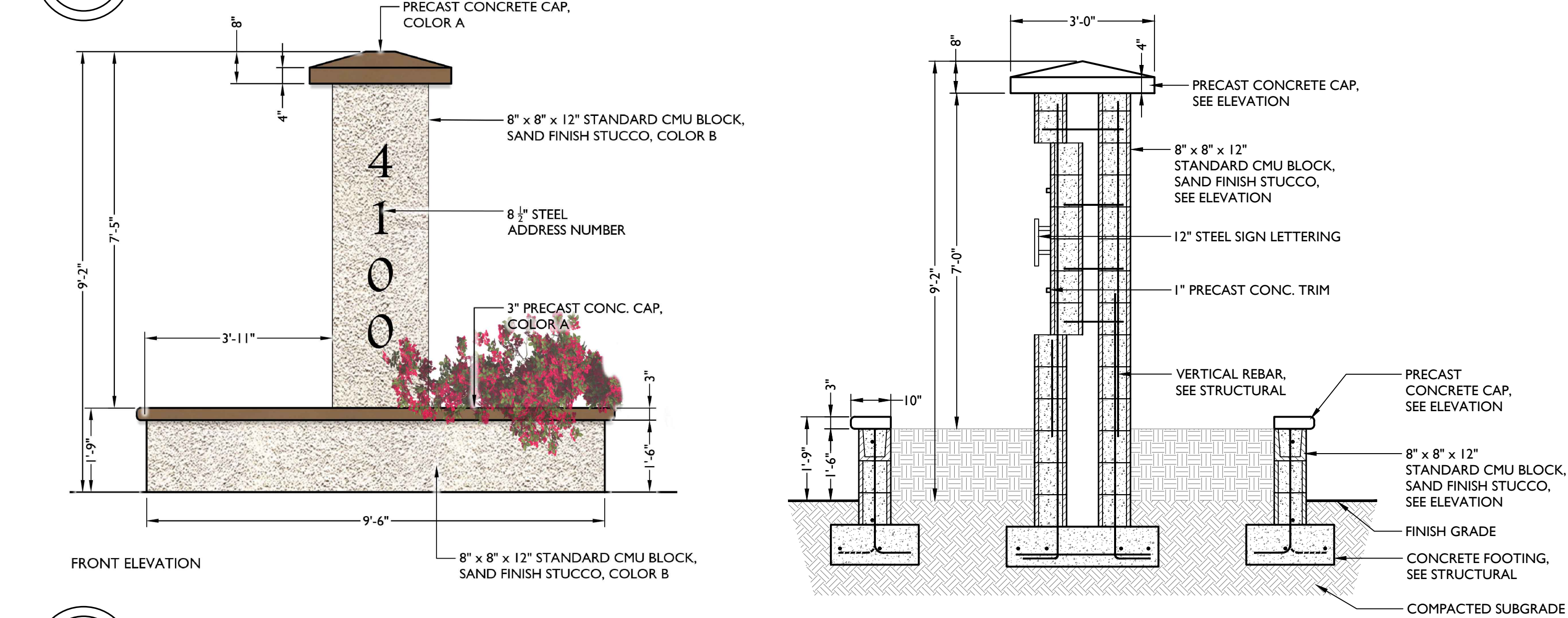
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NOTE:
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2. * Shrubs will not be planted near dog park



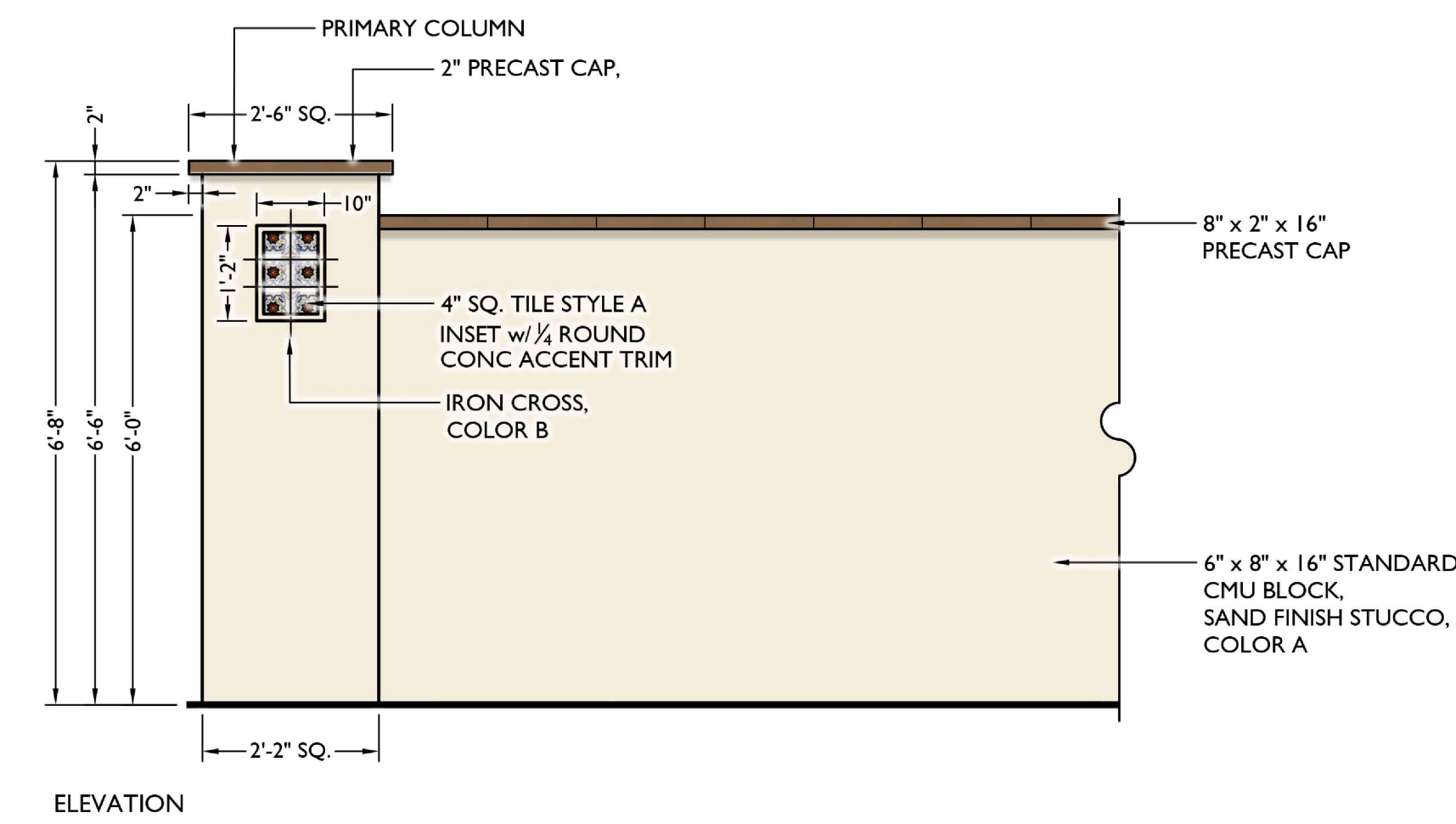
1 ENTRY MONUMENT

Scale: 1/2" = 1'-0"



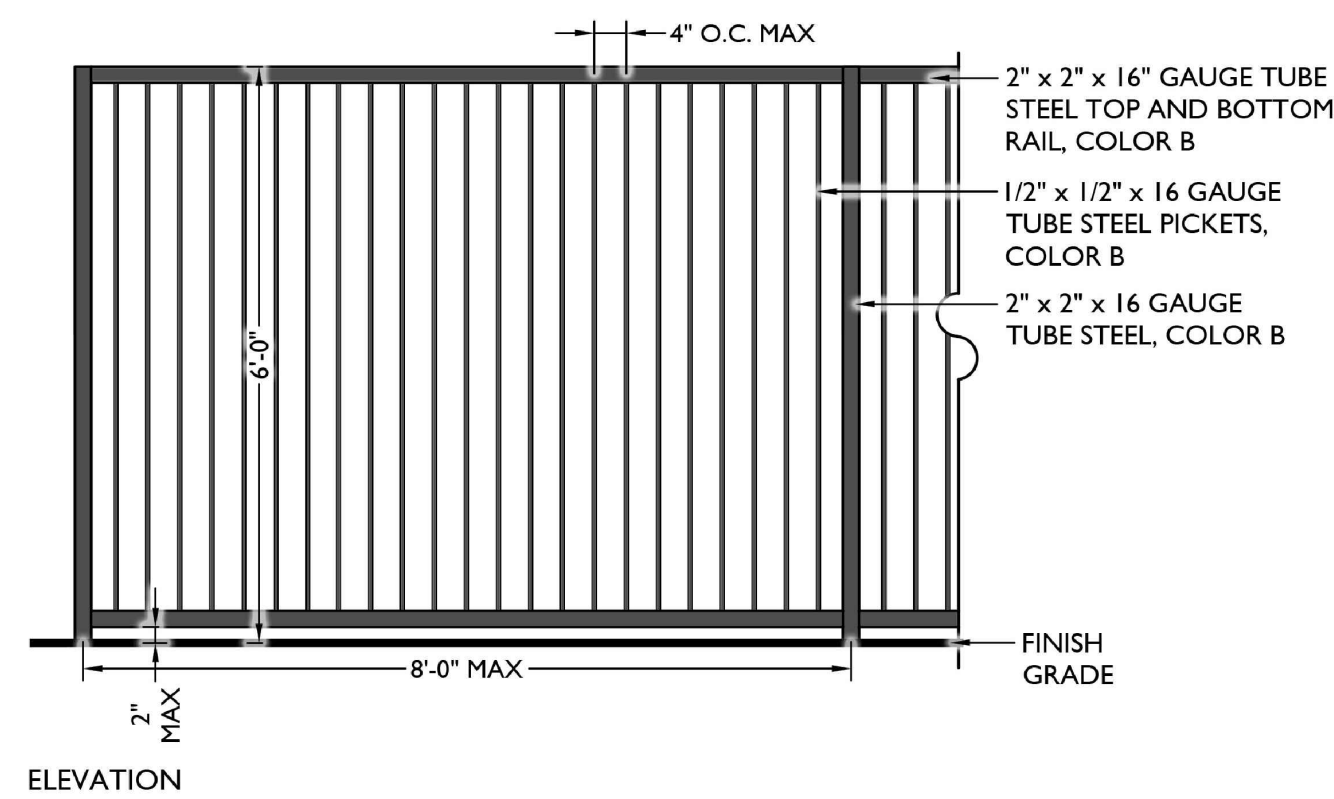
1 ENTRY MONUMENT

Scale: 1/2" = 1'-0"



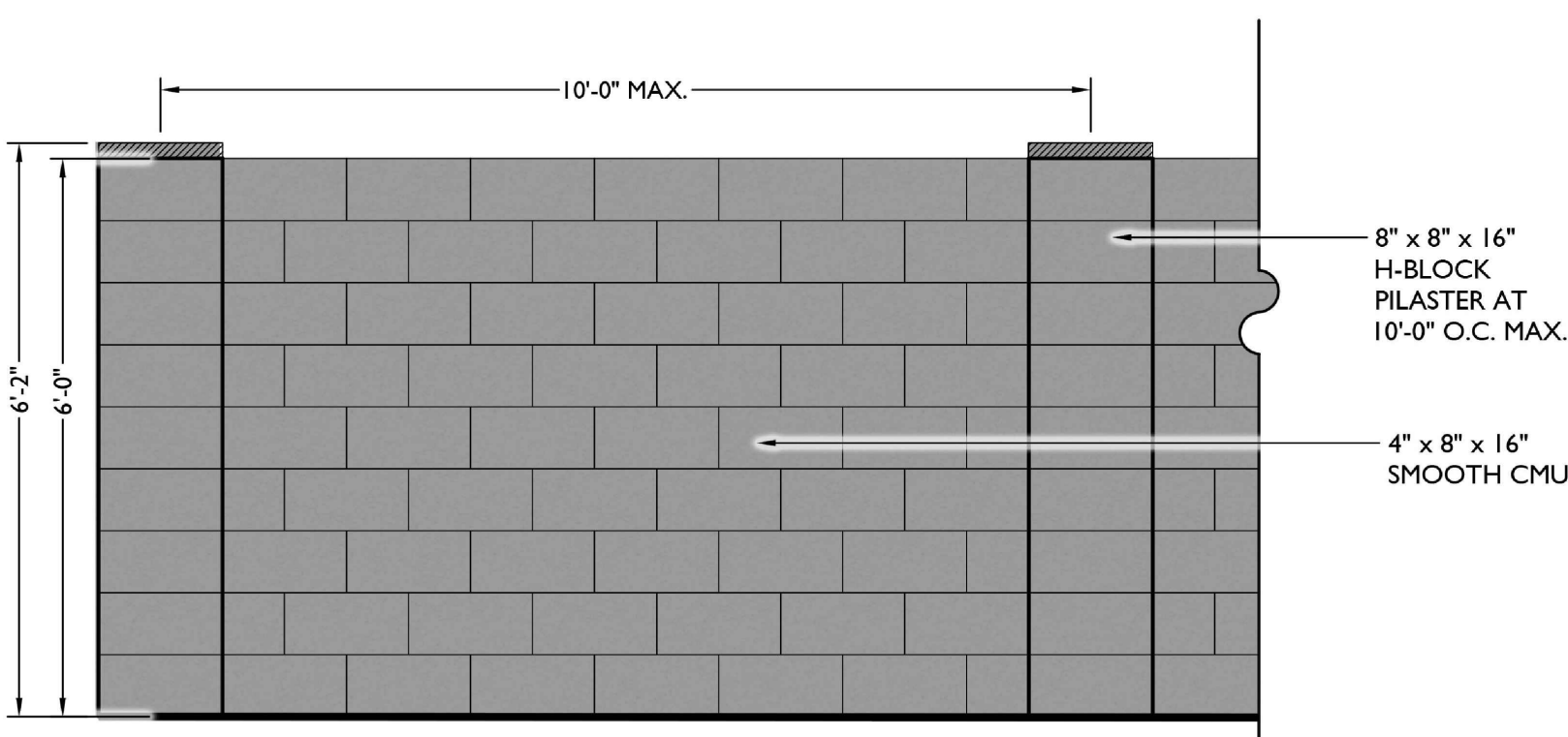
2 PRIMARY THEME WALL & PRIMARY COLUMN

Scale: 1/2" = 1'-0"



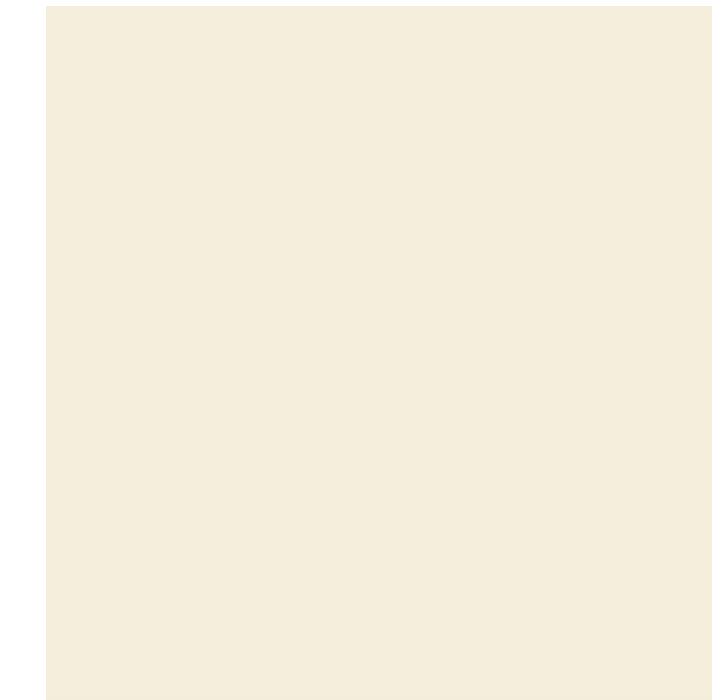
3 POOL / VIEW FENCE

Scale: 1/2" = 1'-0"

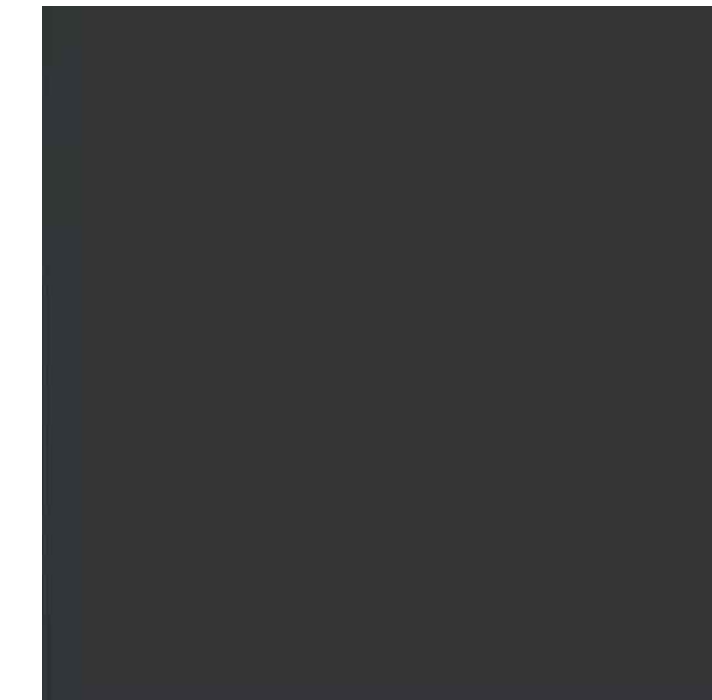


4 BUILDER WALL

Scale: 1/2" = 1'-0"



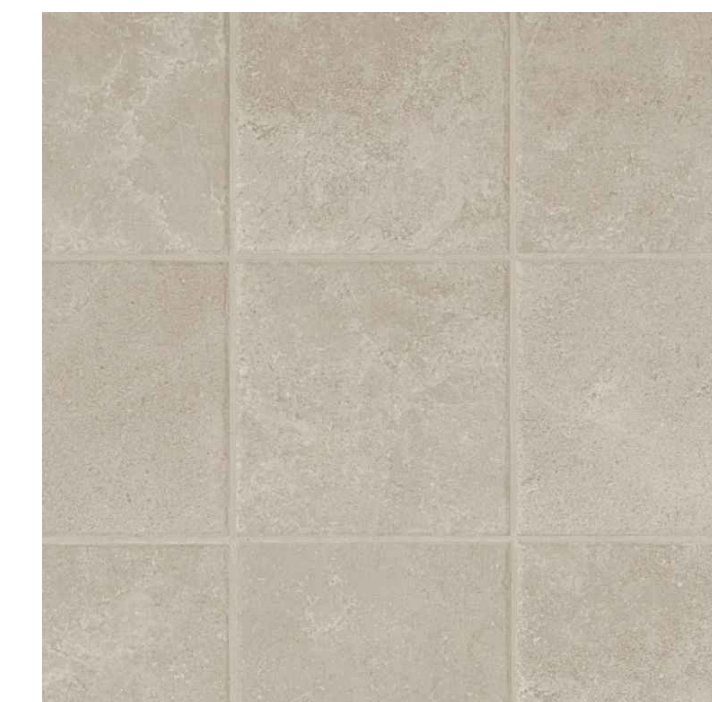
COLOR A - STUCCO
Color: Modern Ivory DE6197



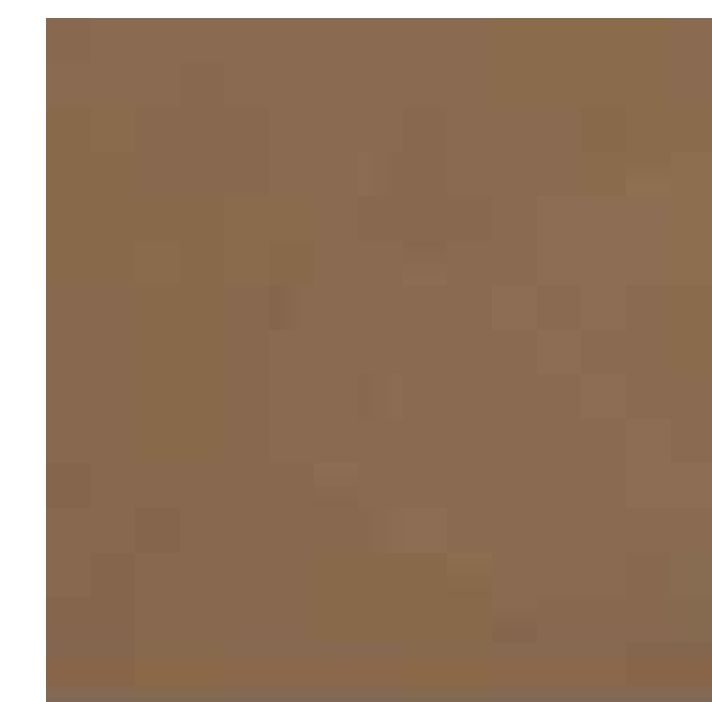
COLOR B - STEEL
COLOR: RAL 7021 Black Grey



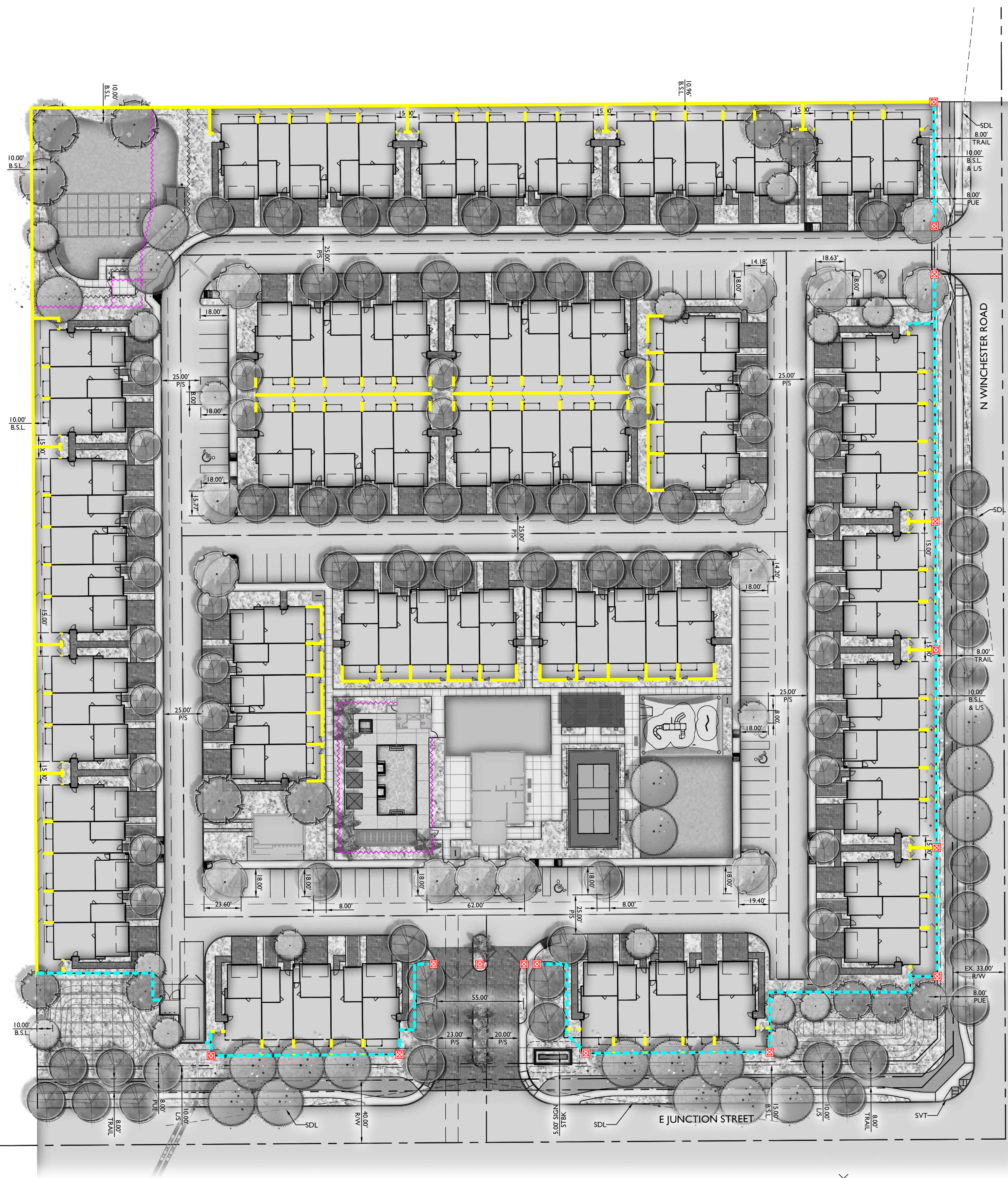
TILE STYLE A
4" x 4" Mexican Tile TBD



TILE STYLE B
8" x 8" Pietra Ionica Matte Porcelain
Tile By Bedrosians Tile

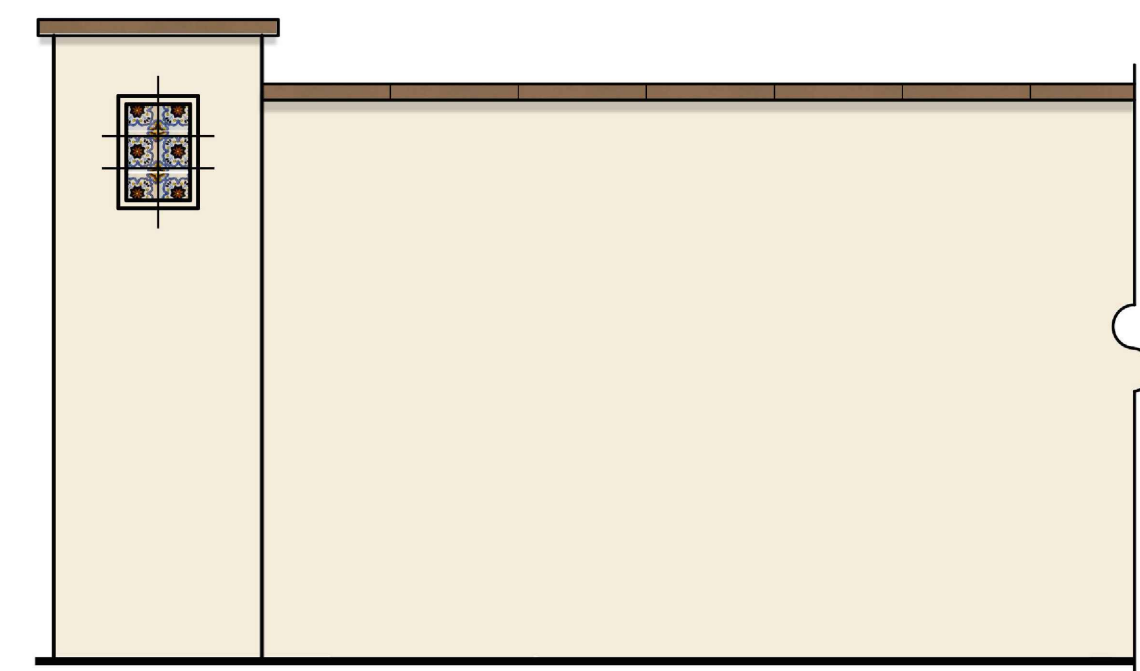


PRECAST CAP
Color: Mocha Caramel
By Mesa Precast

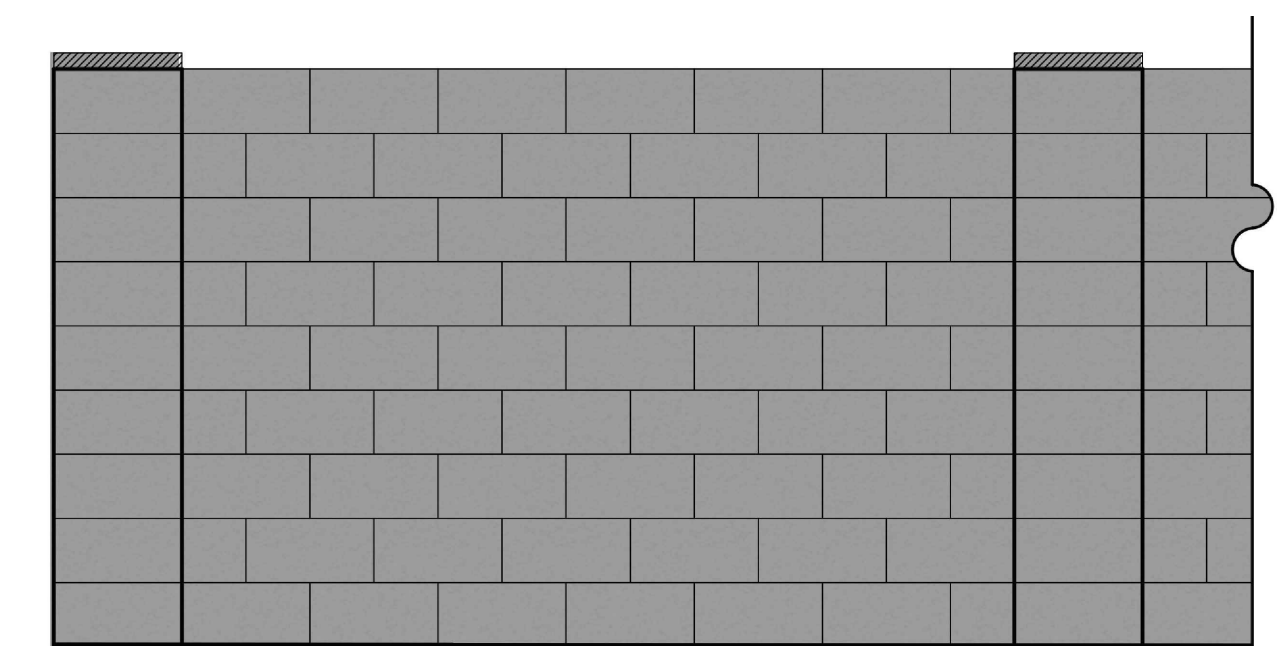


WALLS LEGEND

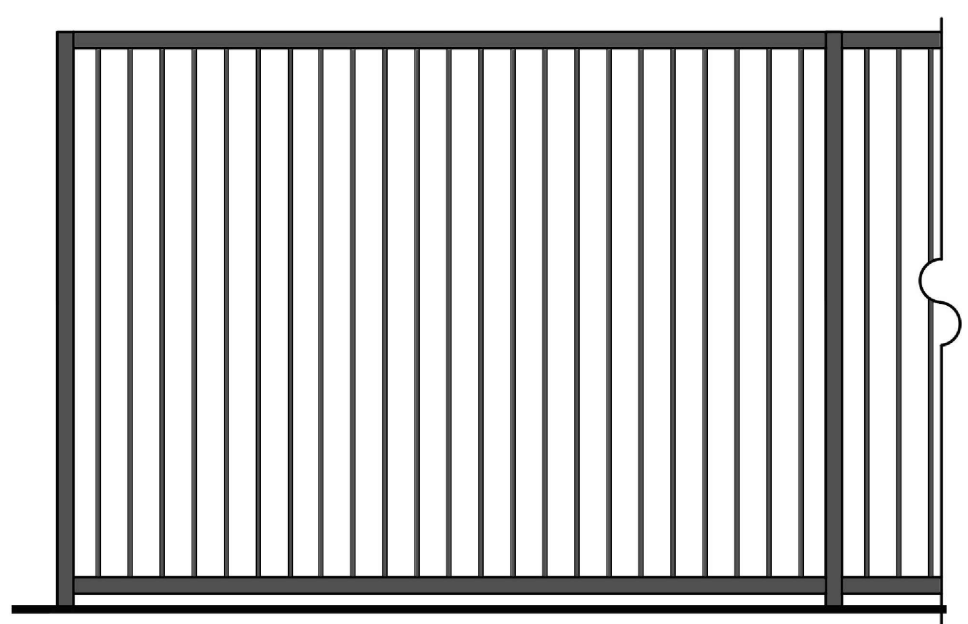
SYMBOL	ITEM
	PRIMARY THEME COLUMN
	PRIMARY THEME WALL
	BUILDER WALL
	POOL / VIEW FENCE



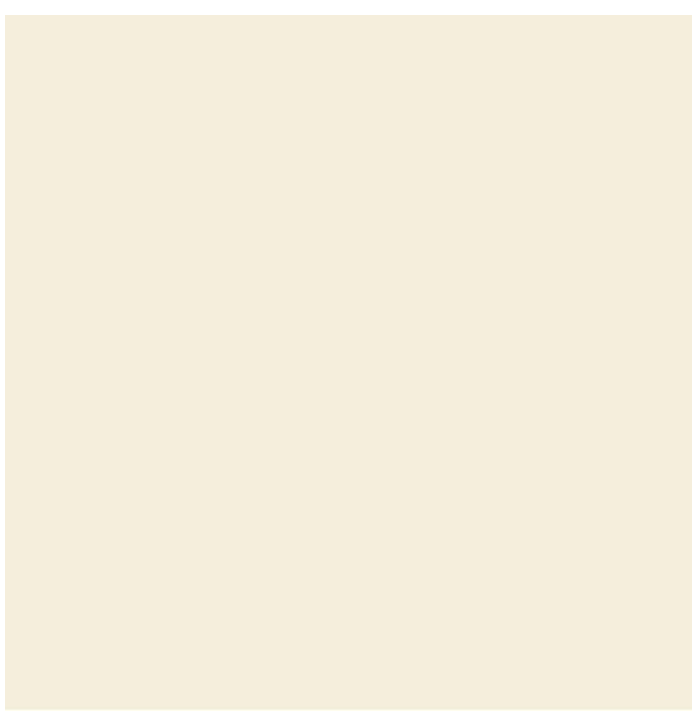
PRIMARY THEME WALL



BUILDER WALL



POOL / VIEW FENCE



COLOR A - STUCCO
Color: Modern Ivory DE6197



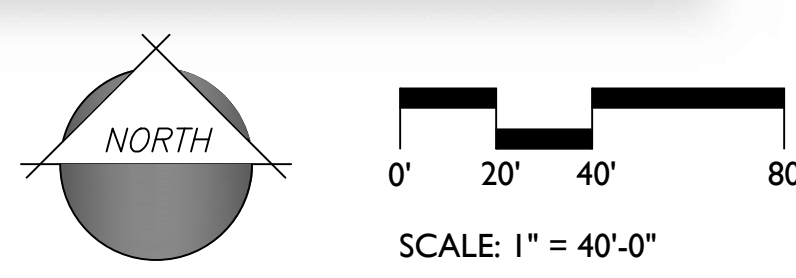
COLOR B - STEEL
COLOR: RAL 7021 Black Grey

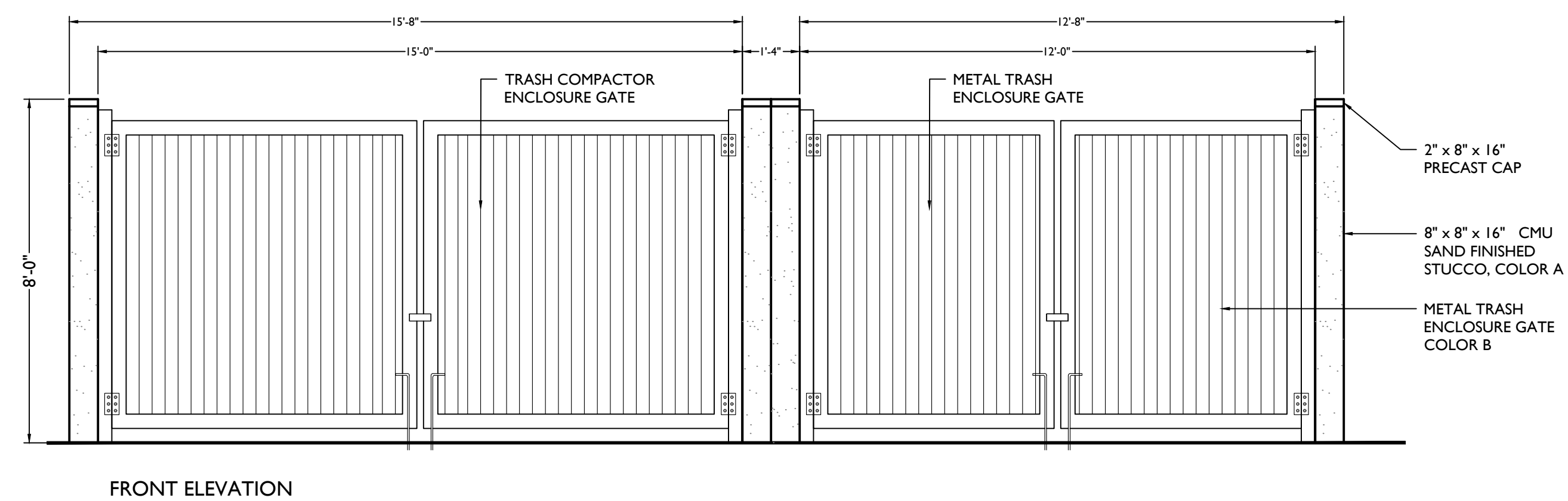
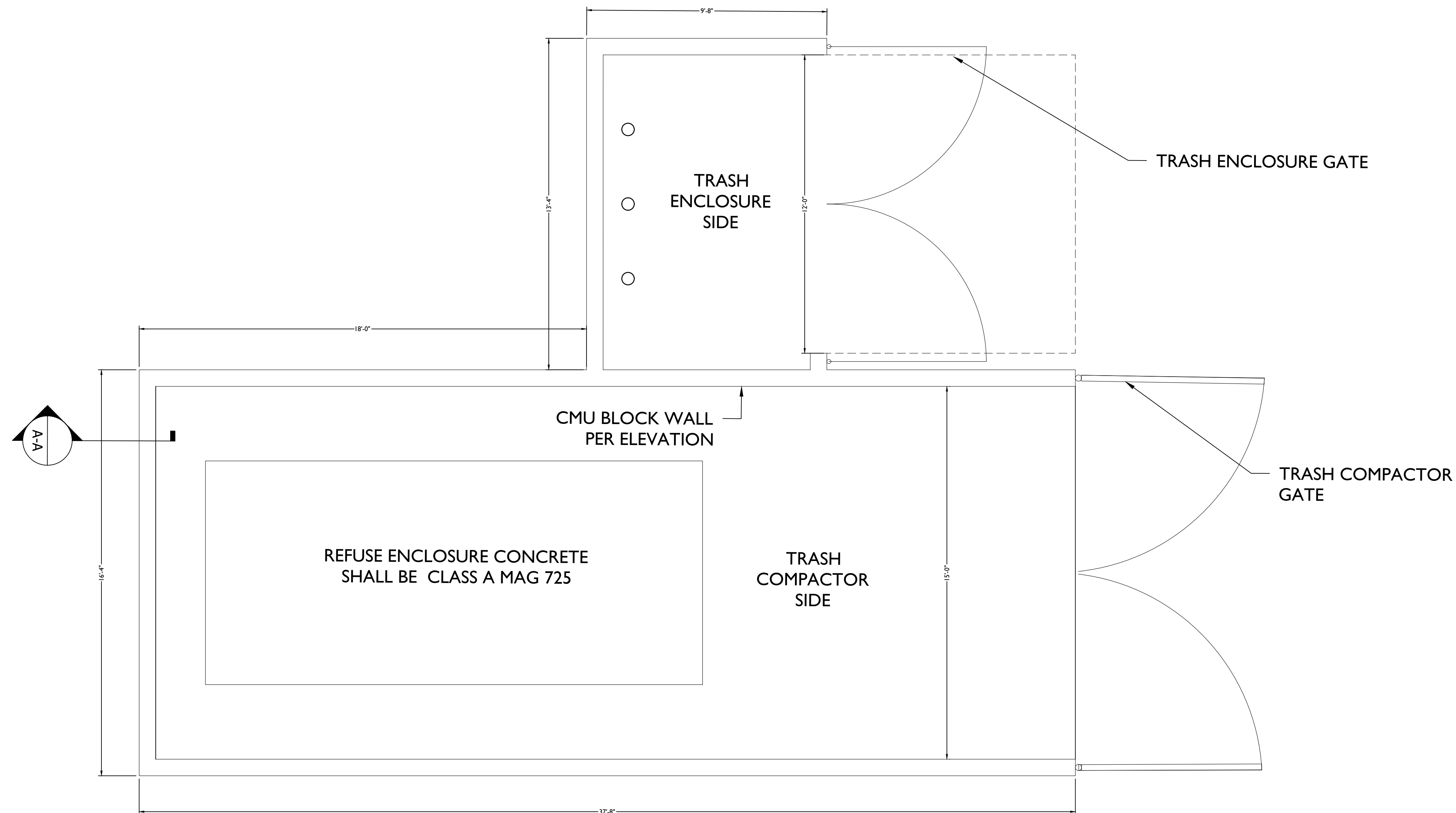


TILE STYLE A
4" x 4" Mexican Tile TBD



PRECAST CAP
Color: Mocha Caramel
By Mesa Precast







VICTOR STANLEY
STYLE: STEELSITES RB COLLECTION, RB-28
COLOR: BLACK



VICTOR STANLEY
STYLE: GREENSITES COLLECTION 8', CM-56
FRAME: BLACK SLATS: WHEAT



VICTOR STANLEY
STYLE: IRONSITES COLLECTION, S-42
COLOR: BLACK



PET STATION
JJB204 BY ZERO WASTE USA
COLOR: GREEN OAE



BBQ GRILL
BY WABASH VALLEY, MODEL GR105N
COLOR: BLACK OAE



BIKE RACK - TRIPLE LOOP / 5-BIKE
BRCS-103 BY VICTOR STANLEY
COLOR: BLACK



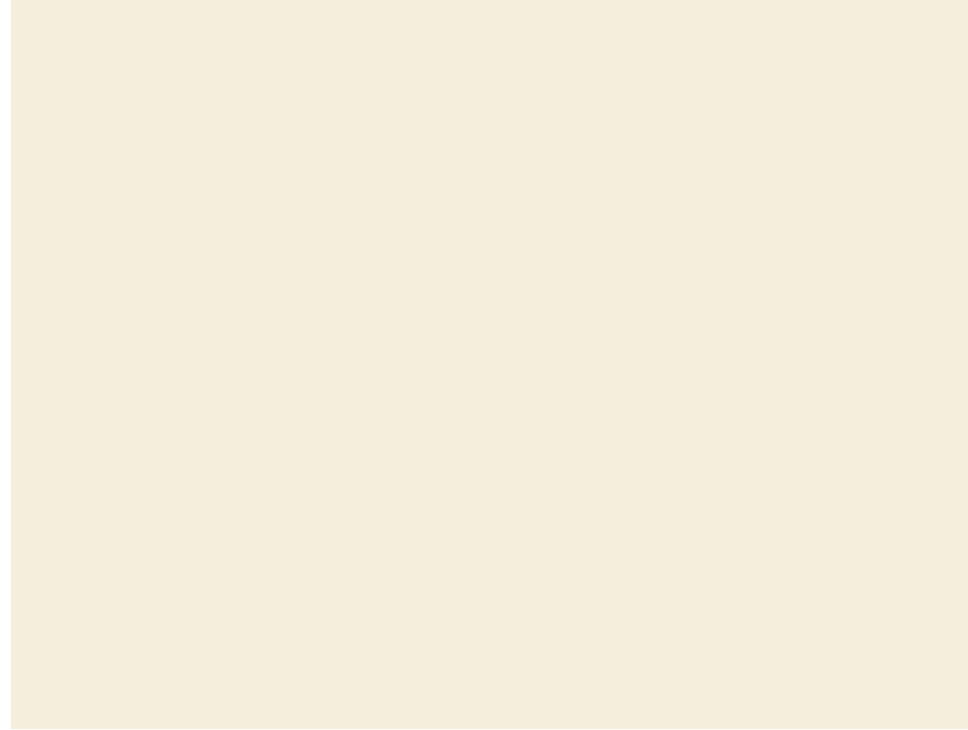
20' X 40' MESA RAMADA
BY CLASSIC RECREATION STANDING SEAM
ROOF COLOR: PATRICIAN BRONZE POST
COLOR: RAL 7039 / QUARTZ GREY



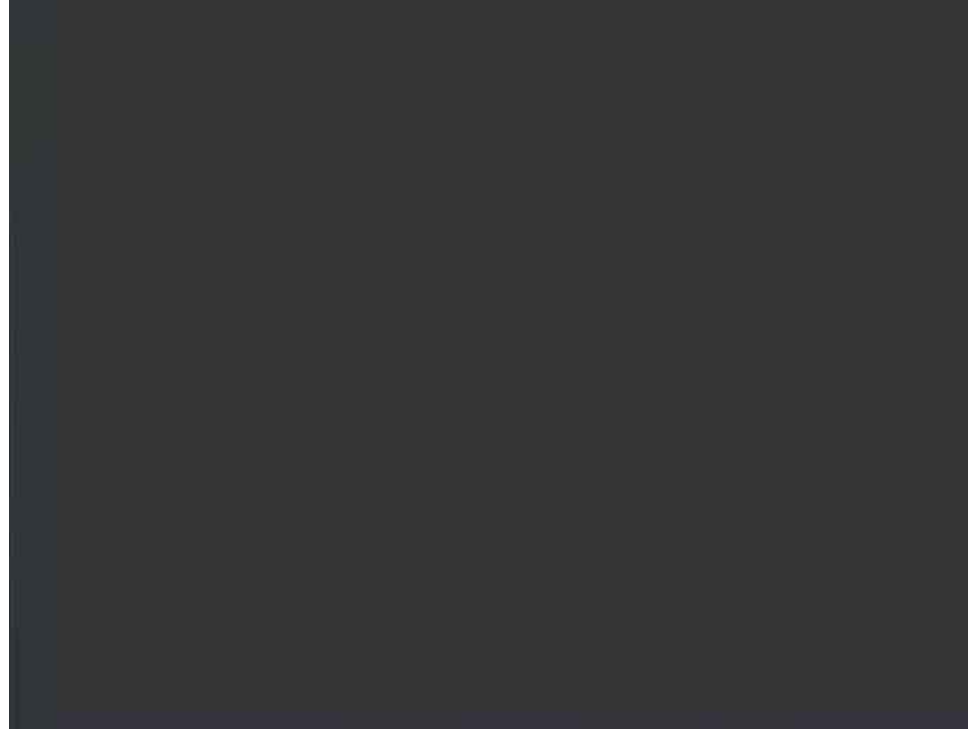
PICKLEBALL COURT
PLEXIPLAVE ACRYLIC SPORTS COATING
COLOR: LEGACY ROYAL BLUE, MEDIUM GREEN



SINGLE POST PYRAMID CANTILEVER SHADE
STRUCTURE SIZE: 12x12 POST: BLACK
SHADE FABRIC: DESERT SAND



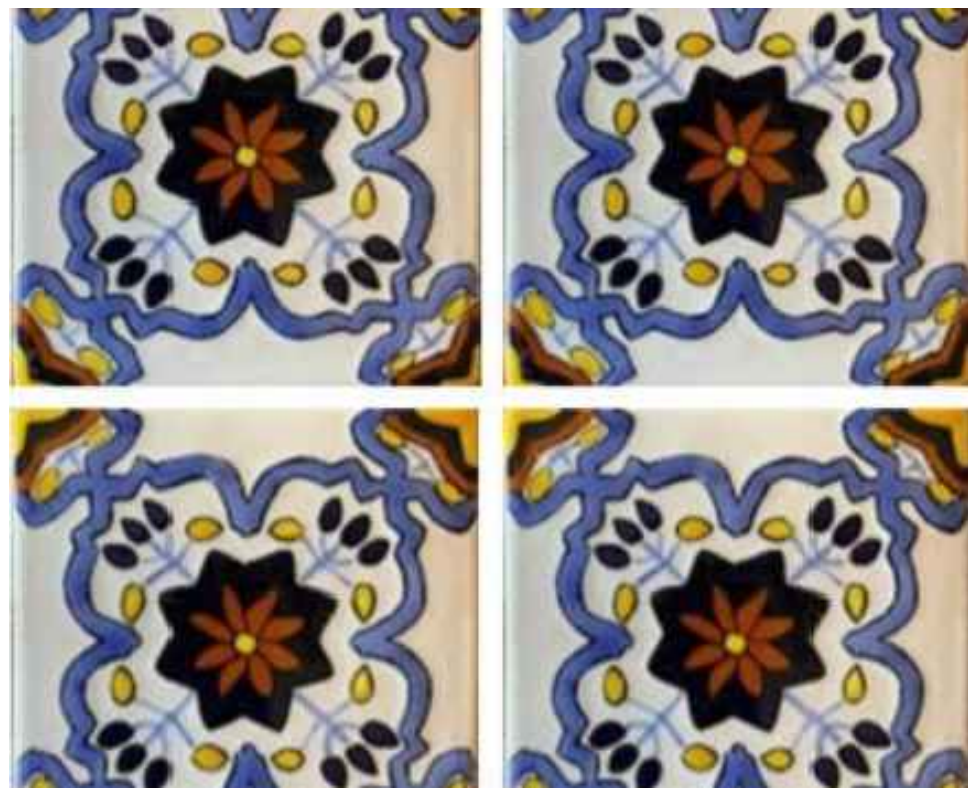
COLOR A - STUCCO
COLOR: MODERN IVORY
DE 6197 OAE



COLOR B - STEEL
COLOR: RAL 7021 / BLACK GREY



PRECAST CAP
COLOR: MOCHA CARAMEL
BY MESA PRECAST



COLUMN TILE STYLE A
4' X 4' MEXICAN TILE TBD



TILE STYLE B
8' X 8' PIETRA IONICA MATTE PORCELAIN TILE
BY BEDROSIA'S TILE



PAVERS
4x8x2-3/8 BELGARD HOLLAND STONE
PATTERN: HERRING BONE COLOR: SIERRA